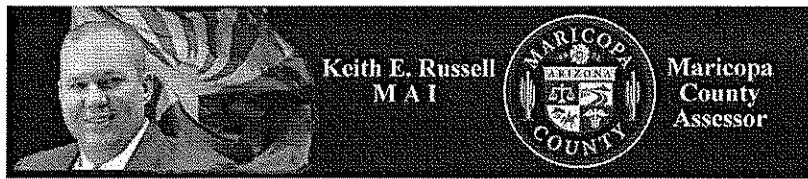


2 BILTMORE ESTATES, UNIT 103

EXHIBIT E



QUICK LINKS ...

 Home Contacts *Parcel Search:

Advanced Search Options

No Parcel Number? Use
Advanced Search Options.

[*Market Overview](#) [*Residential Similar Property Search](#)

(*A parcel number is needed to use these Features)

[New Search](#)[Printer Friendly Version](#)

Property Information

[View GIS Maps](#)**Parcel #:** 164-71-539**Subdivision:** TWO BILTMORE ESTATES 2ND AMD**MCR #:** 76044**Name:****Property Address:** 2 BILTMORE ESTATES DR 103
PHOENIX 85016**Lot #:** 103

TWO BILTMORE ESTATES CONDOMINIUM 2ND AMD MCR 760-44 UNIT 103 (PLEASE NOTE:
FOR LEGAL DESCRIPTION REFERENCES REGARDING THE PERCENTAGE OF OWNERSHIP OF
THE COMMON AREA(S) PLEASE REFER TO THE RECORDED COVENANTS, CONDITIONS AND
RESTRICTIONS (CCR) ASSOCIATED WITH THIS PLAT.)

School Dist: MADISON SCHOOL DISTRICT**Section Township Range:** 14 2N 3E**Local Jurisdiction:****Associated Parcel:****Jurisdiction:** PHOENIX**Tax District:**[FAQs](#)

Owner Information

[View Tax Information](#)**Owner:** TEZAK INVESTMENT CORPORATION **In Care Of:****Mailing Address:** 2340 S STANDAGE

MESA AZ 85202 USA

Deed #: 081079929**Sales Price:** \$2,600,000 **Deed Date:** 12/23/2008**Sales Month/Year:** 11/2007

Valuation Information

[View Similar Parcels](#)**Tax Year:****2012****2011****2010****Full Cash Value (FCV):**

\$1,297,000

\$1,336,000

\$1,813,500

Limited Property Value (LPV):

\$1,297,000

\$1,336,000

\$1,813,500

Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.**Legal Class:**

4

4

4

Assessment Ratio:

10.0%

10.0%

10.0%

Assessed FCV:

\$129,700

\$133,600

\$181,350

Assessed LPV:

\$129,700

\$133,600

\$181,350

Property Use Code:

0750

0750

0750

Tax Area Code:

381300

381300

381300

Additional Component Information (for this parcel)

[Valuation](#)[Characteristics](#)[Commercial Property Overview](#)

New Search Helpful Information:

[recorded](#) [glossary](#) [forms](#)
Disclaimer

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8 BILTMORE ESTATES, UNIT 107



QUICK LINKS ...

 Home Contacts *Parcel Search:

Advanced Search Options

No Parcel Number? Use
Advanced Search Options.

[*Market Overview](#) [*Residential Similar Property Search](#)

(A parcel number is needed to use these Features)

[New Search](#)[Printer Friendly Version](#)

Property Information

[View GIS Maps](#)

Parcel #: 164-71-293

Subdivision FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD

MCR #: 73334

Name: Lot #:

Property Address: 8 BILTMORE ESTATES 107
Unknown 85016

107

FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD MCR 733-34

UNIT 107 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES
REGARDING THE PERCENTAGE OF OWNERSHIP OF THE COMMON
AREA(S), PLEASE REFER TO THE RECORDED COVENANTS,
CONDITIONS AND RESTRICTIONS (CCR) ASSOCIATED WITH THIS
PLAT.)

School Dist: MADISON SCHOOL DISTRICT

Section Township Range: 14 2N 3E

Local PHOENIX
Jurisdiction:

Associated Parcel:

[Tax District](#)[FAQs](#)

Owner Information

[View Tax Information](#)

Owner: TEZAK QUENTIN R/BETTY A

In Care Of:

2340 S STANDAGE
MESA AZ 85202 USA

Deed #: 080644626

Sales Price: \$798,000

Deed Date: 7/24/2008

Sales Month/Year: 1/2007



Valuation Information

[View Similar Parcels](#)

Tax Year:

2012**2011****2010**

Full Cash Value (FCV):

\$441,000

\$490,500

\$737,500

Limited Property Value (LPV):

\$441,000

\$490,500

\$687,258

Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.

Legal Class:

4

4

4

Assessment Ratio:

10.0%

10.0%

10.0%

Assessed FCV:

\$44,100

\$49,050

\$73,750

Assessed LPV:

\$44,100

\$49,050

\$68,726

Property Use Code:

0750

0750

0750

Tax Area Code:

381300

381300

381300

Additional Component Information (for this parcel)

[Valuation](#)[Characteristics](#)[Commercial Property Overview](#)

New Search Helpful Information:

[Recorded](#) [Glossary](#) [Forms](#)

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2 BILTMORE ESTATES, UNIT 205



QUICK LINKS ...

 Home Contacts *Parcel Search: Go

Advanced Search Options

No Parcel Number? Use
Advanced Search Options.

[*Market Overview](#) [*Residential Similar Property Search](#)

(A parcel number is needed to use these Features)

New Search[Printer Friendly Version](#)Property Information

Parcel #: 164-71-557

MCR #: 76044

Property Address: 2 BILTMORE ESTATES DR 205

PHOENIX 85016

TWO BILTMORE ESTATES CONDOMINIUM 2ND AMD MCR 760-44 UNIT 205 (PLEASE NOTE:
FOR LEGAL DESCRIPTION REFERENCES REGARDING THE PERCENTAGE OF OWNERSHIP OF
THE COMMON AREA(S) PLEASE REFER TO THE RECORDED COVENANTS, CONDITIONS AND
RESTRICTIONS (CCR) ASSOCIATED WITH THIS PLAT.)

Section Township Range: 14 2N 3E

Associated Parcel:

CV 2009 - 001412

/ lawsuit to recover
deposit[View GIS Maps](#)
Subdivision: TWO BILTMORE ESTATES 2ND AMD
Name:

Lot #: 205

School Dist: MADISON SCHOOL DISTRICT**Local Jurisdiction:** PHOENIX**Tax District:**[FAQs](#)Owner Information[View Tax Information](#)

Owner: HANSON RICHARD W/JOAN

In Care Of:

Mailing Address: 1744 S BEVERLY CT
CHANDLER AZ 85286 USA

Deed #: 090038679

Deed Date: 1/16/2009

Sales Price: \$1,950,000**Sales Month/Year:** 1/2009Valuation Information[View Similar Parcels](#)**Tax Year:****2012****2011****2010****Full Cash Value (FCV):**

\$1,265,000

\$1,336,000

\$1,813,500

Limited Property Value (LPV):

\$1,265,000

\$1,336,000

\$1,813,500

Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.**Legal Class:**333**Assessment Ratio:**

10.0%

10.0%

10.0%

Assessed FCV:

\$126,500

\$133,600

\$181,350

Assessed LPV:

\$126,500

\$133,600

\$181,350

Property Use Code:075007500750**Tax Area Code:**381300381300381300Additional Component Information (for this parcel)[Valuation](#)[Characteristics](#)[Commercial Property Overview](#)New Search Helpful Information:[Recorder](#) [Glossary](#) [Forms](#)**Disclaimer**

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8 BILTMORE ESTATES, UNIT 226



QUICK LINKS ...

[Home](#) [Contacts](#) *[Parcel Search](#):

Advanced Search Options

No Parcel Number? Use
Advanced Search Options.

[*Market Overview](#) [*Residential Similar Property Search](#)

(*A parcel number is needed to use these Features)

[New Search](#)[Printer Friendly Version](#)

Property Information

[View GIS Maps](#)

CV 2009-051850

Parcel #: 164-71-338

MCR #: 73334

Property Address: 8 BILTMORE ESTATES 226

Unknown 85016

FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD
UNIT 226 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES

Property Description: REGARDING THE PERCENTAGE OF OWNERSHIP OF THE COMMON
AREA(S), PLEASE REFER TO THE RECORDED COVENANTS,
CONDITIONS AND RESTRICTIONS (CCR) ASSOCIATED WITH THIS
PLAT.)

Section Township Range: 14 2N 3E

Subdivision: FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD
Name: FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD

Lot #: 226

School Dist: MADISON SCHOOL DISTRICT

Associated Parcel:

Local Jurisdiction: PHOENIX

Tax District:

[FAQs](#)

Owner Information

[View Tax Information](#)

Owner: FAIRWAY LODGE AT THE BILTMORE LLC

In Care Of:

Mailing Address: 8777 N GAINY CENTER DR STE 191
SCOTTSDALE AZ 85258 USA

Deed #: 100702058

Deed Date: 8/16/2010

Sales Price: n/a

Sales Month/Year: n/a

Valuation Information

[View Similar Parcels](#)

Tax Year:

2012**2011****2010**

Full Cash Value (FCV):	\$597,000	\$642,000	\$961,500
Limited Property Value (LPV):	\$597,000	\$642,000	\$961,500
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	3	3	3
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$59,700	\$64,200	\$96,150
Assessed LPV:	\$59,700	\$64,200	\$96,150
Property Use Code:	0750	0750	0750
Tax Area Code:	381300	381300	381300

Additional Component Information (for this parcel)

[Valuation](#)[Characteristics](#)[Commercial Property Overview](#)

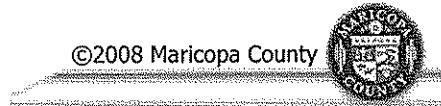
New Search Helpful Information:

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8 BILTMORE ESATES, UNIT 126

June 7, 2007

Regarding: Fairway Lodge at the Biltmore
Unit # 107
Mold/Water Damage

Dear Bob Tezak,

Please be advised that under the Condominium Declaration, each unit owner is responsible for the maintenance of his or her own unit. The drywalls of the unit are part of the unit.

The Fairway Lodge at the Biltmore Condominium Association is advising the owners of unit numbers 307, 207, and 107, that they are responsible for the water damage in their own unit. These repairs should be made in an expedient manor. The safety of everyone is a concern. Each homeowner should seek counsel from his or her own Homeowners Insurance Company.

The Association is requesting (as per the CC&R'S, Article 5) the repairs be made within fifteen (15) business days and to notify the Association when repairs are complete.

We appreciate your diligence in this unfortunate event.

Fairway Lodge at the Biltmore Condominium Association
Sharon Rugee
Community Manager

ACCOUNTS RECEIVABLE REQUEST FOR:

WAIVER
(Fees/Fines)

WRITE-OFF
(Bad Debt)

REFUND
(Fees & Deposits)

****Please Note: If this is for a fine you must give a copy to the Compliance Coordinator in addition to your A/R Representative. No fees will be waived without this form completed.****

If this is a refund, Requestor needs to be notified upon completion.

If this is a Write-Off, completed form needs to be returned to Requestor with board meeting minutes or board member representative signature below.

If this is a waiver-completed form needs to be returned to A/R representative with board meeting minutes or board member representative signature below.

If action was not taken at a meeting, put "N/A" in place of meeting date.

Homeowner Name: Bob Tezak

Association: Fairway Lodge at the Biltmore Acct: 203000-0107-01

APPROVED

What is approved to be Waived/Written-Off/Refunded: All Fees to be paid by Developer (Board of Directors)

Total Amount approved to be Waived/Written-Off/Refunded: \$All collection fees and assessments.
\$4156.25

Reason for Waiver/Write-Off/Refunded

DENIED MORE INFORMATION NEEDED

Reason Denial/Information Needed: _____

Request Submitted By: GK Biltmore (Board of Directors) Date: 1/11/08

Approved By: _____ Date: 1/11/08
Title: Board of Directors V.P. Date of Meeting: 1/11/08

Revised 10/27/05

[Add | Edit | Delete]

Notes: Bob came in and said that he never received his remotes for his unit. I gave his 2 remotes for his unit plus traded him a remote that wasn't working 2/4/10

Created: 2/8/2010 4:15:49 PM

Created By: jyarter

[View Archived](#)

Call Log History - Edit Call

Two Biltmore
103

Date Taken: 3/9/2010 1:04:00 PM
Taken By: Jacqueline Yarter
From: Quentin Tezak-Owner
Selected: Work Order
Principal Reasons for Call:
No Reason
Account Balance
 Repeat Inquiry

Status: Closed

Subject: Elevator

Notes: Bob Tezak called and left a message that the elevator near his unit needs to be serviced. I called him back to let him know that I would create work order.

Back

Delete

Date Taken: 2/8/2010 4:15:10 PM
From: Bob Tezak
Taken By: Jacqueline Yarter
Subject: Warranty request form

Two Biltmore

103

Reason 01: Other
Reason 02:
Reason 03:
Reason 04:
Reason 05:
Notes: Bob called and left a message that I email him a warranty request form. I emailed it to him 2/8/10

05/13/2008 14:59 18002691178

SIGNAL GATES

PAGE 02/07



1800 S. 5TH Avenue
Tucson, Arizona 85713
1-800-379-2416 or (520) 628-3199

GATE INFORMATION REQUEST FOR: TWO BILTMORE ESTATES

Note: Requests received after 4:30 p.m. may not be effective until the following working day.
Gate information changes may be made only by permission of the Property Management Company. For any entries, please fax this form to Signal Gates. We will file maintain from signed faxed forms only. (Liability and Security purposes)

♦ FAX: (800) 269-1170 CORPORATE

New Resident Existing Resident
 Add Remote Delete Remote Change Resident Information Delete Resident Information
Remote/Card Numbers Assigned: 21080, 21075

4-digit Entry Code (#)
(For security purposes, please avoid codes such as 1234, 1111, 2222, etc)

1. Please print information clearly

Resident Name: ROBERT J TERAK

Do you want your name to show on the screen for visitors? Yes No
How do you want your name to appear (15 letter maximum, including spaces)

(Usually Last Name, First Name)

Local Phone Number:
(Long distance numbers will not work)

Directory/Unit Number: 103 (3-digit numeric lot number)

SIGNATURE OF AUTHORIZED PARTY

10/01/2008 13:48 18002691178

SIGNAL GATES

PAGE 01/01



SIGNAL GATES

1800 S. 5TH Avenue
Tucson, Arizona 85713
1-800-379-2416 or (520) 628-3199

GATE INFORMATION REQUEST FOR: Two Biltmore

Note: Requests received after 4:30 p.m. may not be effective until the following working day.
Gate information changes may be made only by permission of the Property Management Company. For any entries, please fax this form to Signal Gates. We will file maintain from signed faxed forms only. (Liability and Security purposes)

FAX: (800) 269-1170 CORPORATE

New Resident

Existing Resident

Add Remote Delete Remote Change Resident Information Delete Resident Information

Do you need access to the parking garage and elevators? YES NO

Remote/Transmitter Numbers Assigned 64481, 64482, 64483

Card/Tob Numbers Assigned _____

4-digit Entry Code _____

(For security purposes, please avoid codes such as 1234, 1111, 2222, etc)

Please print information clearly

Resident Name: Bob Telak

Do you want your name to show on the screen for visitors? Yes No

How do you want your name to appear (15 letter maximum, including spaces)

(Usually Last Name, First Name)

Local Phone Number: _____
(Long distance numbers will not work)

Directory/Unit Number: _____ (3-digit numeric lot number)

SIGNATURE OF AUTHORIZED PARTY Bob Telak

Use for Linear

**Unofficial
Document**

1 Brian M. Bergin (State Bar No. 016375)
2 Catherine A. Sims (State Bar No. 023463)
ROSE LAW GROUP, PC
3 6613 N. Scottsdale Road, Suite 200
Scottsdale, Arizona 85250
4 Telephone: (480) 240-5634
5 Facsimile: (480) 951-6993
Attorneys for Plaintiff

20

6 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**

7 **IN AND FOR THE COUNTY OF MARICOPA**

8 ROBERT TEZAK, a single man,

No. CV2009-001412

9 Plaintiff,

10 vs.

11 GK BILTMORE II, LLC, an Arizona limited
12 liability company, JOHN DOES 1 through
13 100; JANE DOES 1 through 100; BLACK
14 CORPORATIONS 1 through 100; WHITE
15 PARTNERSHIPS 1 through 100,

**AMENDED NOTICE OF
LIS PENDENS**

16 Defendants.

17 **TO WHOM IT MAY CONCERN:**

18 **This Amended Notice will serve to amend that Notice of Lis Pendens recorded
19 at 2009-0033659.**

20 **NOTICE IS HEREBY GIVEN** that the above-captioned action has been filed and
21 is now pending in Superior Court, State of Arizona, County of Maricopa. The parties to
22 the action are as shown above. In the action, Plaintiff seeks specific performance on a
23 purchase contract with Defendants for the real property situated in Maricopa County,
24 Arizona, described as set forth below:

25 **Property commonly known as:**

1 **2 Biltmore Estates Dr., # 205**
2 **Phoenix 85016**

3 also known as:

4 **Unit 12, corrected to be Unit 205, TWO BILTMORE ESTATES, according to**
5 **Declaration of Condominium recorded in Recording No. 2005-524880 and**
6 **First Amendment in Recording No. 2005-1343295 and plat recorded in Book**
7 **760 of Maps, page 44, Affidavit of Correction in Recording No. 2005-1171594,**
8 **Recording No. 2006-534279 and Recording No. 2006-661429 re-recorded in**
9 **Recording No. 2007-235075, records of Maricopa County, Arizona. Together**
10 **with an undivided interest in and to the common elements as set forth in said**
11 **Declaration and as designated on said Plat.**

10 In the action, Plaintiff also seeks damages, interest, attorneys' fees, costs of suit
11 and such other and further sums as Plaintiff may be obliged to expend during the
12 pendency of this action.

13 DATED this 20 day of January, 2009.

14 Unofficial Document

15 ROBERT TEZAK



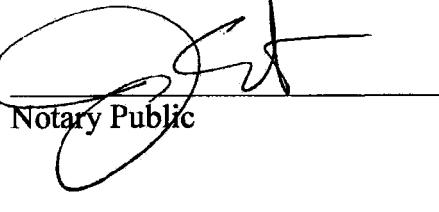
16 Robert Tezak, a single man
17 2340 S. Standage
18 Mesa, AZ 85202
19 Plaintiff

20 STATE OF ARIZONA)

21)

22 COUNTY OF MARICOPA)

23 Subscribed and sworn to before me this 20 day of January, 2009 by Robert
24 Tezak.



25 Notary Public



**Unofficial
Document**

1 Brian M. Bergin (State Bar No. 016375)
2 Catherine A. Sims (State Bar No. 023463)
3 **ROSE LAW GROUP, PC**
4 6613 N. Scottsdale Road, Suite 200
5 Scottsdale, Arizona 85250
6 Telephone: (480) 240-5634
7 Facsimile: (480) 951-6993
8 Attorneys for Plaintiff

20

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

9 ROBERT TEZAK, a single man,

No. CV2009-001412

10 Plaintiff,

11 vs.

12 GK BILTMORE II, LLC, an Arizona limited
13 liability company, JOHN DOES 1 through
14 100; JANE DOES 1 through 100; BLACK
15 CORPORATIONS 1 through 100; WHITE
PARTNERSHIPS 1 through 100,

**AMENDED NOTICE OF
LIS PENDENS**

16 Defendants.

17 **TO WHOM IT MAY CONCERN:**

18 **This Amended Notice will serve to amend that Notice of Lis Pendens recorded**
19 **at 2009-0033659.**

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22 the action are as shown above. In the action, Plaintiff seeks specific performance on a
23 purchase contract with Defendants for the real property situated in Maricopa County,
24 Arizona, described as set forth below:

25 Property commonly known as:

1 **2 Biltmore Estates Dr., # 205**
2 **Phoenix 85016**

3 also known as:

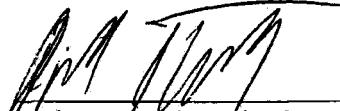
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12 pendency of this action.

13 DATED this 20 day of January, 2009.

14 Unofficial Document

15 ROBERT TEZAK



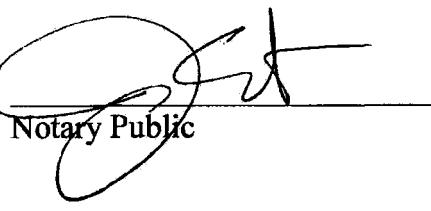
16 Robert Tezak, a single man
17 2340 S. Standage
18 Mesa, AZ 85202
19 Plaintiff

20 STATE OF ARIZONA)

21)

22 COUNTY OF MARICOPA)

23 Subscribed and sworn to before me this 20 day of January, 2009 by Robert
24 Tezak.



25 Notary Public

